



116 N FREMONT AVE, TUCSON, AZ 85719, USA

<https://rehomes.us>

\$429,000

- 2 Plex
- Multifamily
- Active

Ideal, hard to come by location in Buell's, blocks from downtown and University stadium. These units have been upgraded and maintained making sure to keep its original charm intact. Unit 1 can come partially furnished (was being set up for Airbnb) Both units have private yards. Exterior re-stuccoed and painted May 2024 Original wood floors in beautiful [...]



Basics



Category: Multifamily

Status: Active

Days On Market: 1

County: Pima

Lot Acres: 0.09 acres

Lot Dimensions: unknown

Attached/Detached: Attached

Type: 2 Plex

Year built: 1933

List Price/SqFt: 314.29

List Number Main: 22413199

Municipality/Zoning: Tucson - R2

View: None

Description

Legal Description: From Parcel:001010010/BUELLS N74' OF LOT 1 BLK 38

Rooms

Sauna Level: TUSD

Dining Areas: Breakfast Nook

Extra Room: Storage,Studio

Breakfast: Nook

Dining Room: None

Building Details

Lot Features: Corner Lot,East/West Exposure

Roof: Built-up

Construction: Concrete Block,Masonry Stucco

Construction Status: Existing

Floor covering: Wood

Fence: Other: metal

Style: Bungalow

Miscellaneous



Compensation Disclaimer: The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Special Listing Conditions: No Insurance Claims History Report

Subdivision Name: Buells Add

Unit 2 Details: Rent: 1500

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Gas Range,Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 7

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV,High Speed Internet

Income: Gross Scheduled Rent: 36000.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 7.41, 11.92

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 11.65

UnBranded Virtual Tour: [Owner, Single](#)

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Low Care

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Low Care,Natural Desert,Trees

Association & Fees: HOA: No

Driveway: To Property Line

Assessments: \$0

Community: None

Tax Code: 124-06-1730

Property Disclosures: Lead Based Paint

Road Maintenance: City

Terms: Cash,Conventional

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$4,194

Analysis: Gross Rent Multi: 11.92

Analysis: Exp/SqFt: 3.07 sq ft

Listing Office

Listing Office ShortId: 2866

Listing Office Phone: (520) 544-2335

Listing Member Phone: (520) 870-9844,
14700

ListingOfficeName: Tierra Antigua Realty

Listing Office Address: 1650 E River Rd., Suite
202, Tucson, AZ 85718

Units Information



Unit 1 Details: Rent: 1500	Unit 1 Information: Floor: 1st
Unit 1 Information: Furnished: Partially	Unit 1 Information: Occupancy: Yes
Unit 1 Details: SqFt: 598	Unit 1 Details: # Bedrooms: 1
Unit 1 Details: # Full Baths: 1	Unit 1 Details: # Half Baths: 1
Unit 1 Information: Parking: Single	Unit 2 Details: # Bedrooms: 1
Unit 2 Details: # Full Baths: 1	Unit 2 Details: SqFt: 598
Unit 2 Information: Furnished: No	Unit 2 Information: Stories: Single
Unit 2 Information: Floor: Yes, 1st	Unit 2 Information: Parking: On Property, On Street
Unit 3 Details: SqFt: 365	Unit 3 Information: Stories: Single
Unit 3 Information: Occupancy: No	Unit 3 Information: Furnished: No

Amenities & Features

Interior Features: Ceiling Fan(s), No	Exterior Features: Shed
Sewer: Connected	Accessibility Features: None
Neighborhood Feature: Paved Street,Sidewalks	Main Cooling: Other: mini splits
Main Heating: Other: mini splits	Laundry: Dryer Included,Laundry Closet,Outside,Washer Included
Main Cooling: Wall Unit(s)	Patio/Deck: Covered,Deck,Gazebo,Patio
Pool: None	Security: None
Spa: None	Water: City Water
Water Heater: Natural Gas	Window Covering: Some
Gas: Natural	Total Parking: 2

Nearby Schools

High School: Tucson	Middle School: Mansfeld
Elementary School: Roskruge	



Fees and Taxes

Tax Year: 2023	
Expenses: Resident Manager:	\$0
Expenses: Management:	\$0
Expenses: Contract Services:	\$0
Expenses: Admin Expenses:	\$0
Expenses: Insurance:	\$0
Expenses: Maintenance Supplies:	\$1,200
Expenses: Other Expenses:	\$0
Expenses: Taxes/Assessments:	\$1,914
Expenses: Water/Sewer:	\$1,080
Expenses: Figures Presented:	\$0
Expenses: Captial Expenses:	\$0
Expenses: Gas/Electric:	\$0
Taxes:	\$1,914.10

